THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Ste. 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 392099 **DEEDQC**
04/27/2020 11:32:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200427-0043713

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

KCM
Affiant

Subscribed and sworn to before me, this 21st day of April, 2020.

Notary Public

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Michael Bone 118 E Palestine Avenue Madison, TN 37115	New Owner	051 08 0 116.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Michael Bone, a married person,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Andrew Michael Bone, unmarried,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Lot M, DUE WEST MONTAGUE, as shown on plat of record in Plat Book 421, Page 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot "M" fronts 100.8 feet on the Southerly side of East Palestine Boulevard and runs back between lines 188.7 feet on the Westerly line and 162.6 feet on the Easterly line to an alley in the rear on which it measures 100.2 feet.

Being the same property conveyed to Andrew Bone, a single person and Michael Bone, a married person as tenants in common with right of survivorship, by Warranty Deed from Joseph J. Chester, Jr., a single man, of record in Instrument No. 20150925-0097675, in the Register's Office of Davidson County, Tennessee, dated September 18, 2015 and recorded on September 25, 2015. Andrew Bone is a/k/a Andrew Michael Bone.

Said property was never the marital residence of Grantor. Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April 2019.

Michael J Bone

Michael Bone

STATE OF NORTH CAROLINA)
COUNTY OF Guilford)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael Bone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of April 2019.

Notary Public
My Commission Expires: 11/26/2021

DOROTHY S. BIGELOW
Notary Public, North Carolina
Guilford County
My Commission Expires
11/26/2021